

T H E
P A R T I C U L A R S
O F E L I G I B L E

Freehold and Copyhold Estates,

SITUATE AT

COPTHALL GREEN,

Three Miles from WALTHAM ABBEY, Four from EPPING,
and Sixteen from LONDON;

COMPRISING

A good FARM HOUSE, with Ninety-six Acres of rich LAND,
On LEASE to Mr. WEBB,

AT

One Hundred and Twenty Pounds per Annum;

ALSO,

A COPYHOLD FARM,

Situate at BACON HOUSE, in the Parish of COLD NORTON, Six Miles from MALDEN,
Twelve from CHELMSFORD, and Eight from RAYLEIGH;

CONSISTING OF

Twenty Acres, Two Cottages, and a Barn,
Let to Mr. GARDNER;

AND

Two Inclosures of Land, containing Ten Acres, nearly adjoining the above,
Let to Mr. HARVEY;

Which will be SOLD by AUCTION,

BY

Mess. SKINNER, DYKE, & SKINNER,

On FRIDAY the 14th of JUNE, 1799,

At Twelve o'Clock,

AT

GARRAWAY'S COFFEE-HOUSE,

'Change Alley, Cornhill, London,

IN THREE LOTS.

To be viewed till the Sale.

Printed Particulars may be had of the Tenants; also at the Cock, Waltham Abbey and Epping;
King's Head, Malden; New Ship, Rochford; Crown, Billericay; Black Boy, Chelmsford;
White Hart, Brentwood; of the Printer of the Chelmsford Paper; of Mess. FARRER,
LACEY, and Co. Solicitors, Bread Street, Hill; at the Place of Sale; and of
Mess. SKINNER, DYKE, and SKINNER, Aldersgate Street, London.

T H E P A R T I C U L A R S, &c.

L O T I.

AN eligible FREEHOLD and COPYHOLD ESTATE,

CALLED

MAYNARD'S FARM,

Situate at Copthall Green, Two Miles from Waltham Abbey, Four from Epping, and Sixteen from London;

ON LEASE TO, AND IN THE POSSESSION OF,

Mr. ARTHUR WEBB,

For a Term of 21 Years, 8 of which will be unexpired at Michaelmas next, at a low Rent of

ONE HUNDRED and TEN POUNDS per Annum for the first Year,

AND

ONE HUNDRED and TWENTY POUNDS per Annum for the Remainder of the Term;

COMPRISING

A good Farm House, with Barn, Stabling, Cow House, and One Hundred and One Acres Two Roods and Twenty Perches, be the same more or less, of rich Meadow, Pasture, and Arable Land, lying very compact, in a high State of Cultivation, and in the following Inclosures, viz.

<i>Refer to Plan.</i>		<i>A. R. P.</i>	
N ^o 1	House, Yard, and Barn Field	—	2 3 29
2	Dole	—	2 0 16
3	Pigs Down	—	4 3 32
4	Further Pig's Down	—	4 2 34
5	Hofe Meadow	—	3 1 8
6	The Six Acres	—	7 0 10
7	The Five Acres	—	5 0 0
8	Stoney Shots	—	5 3 20
9	Stoney Shots	—	8 0 0
10	Pope Shot	—	7 2 3
11	Pearne Field	—	6 0 20
12	Ditto	—	7 0 33
13	Well Field	—	10 1 0
14	Peake Garden	—	2 1 36
15	Boughtell's	—	8 0 10
16	Long Crofts	—	2 3 32
17	Bramble Croft	—	2 1 17
18	Bright's Pightle	—	5 1 0
			96 0 20
Assignment of Wood Land		—	5 2 0
			Acres 101 2 20

The first Seven Inclosures are Copyhold of Inheritance, held of the Manor of Waltham Abbey, subject to a Quit Rent of 7s. and a Heriot on a Death, with extensive Forest Rights, and Assignment of Wood Land.

LAND TAX III. 4s.

The Buildings are in excellent Repair, and the Lands in high Cultivation; the reduced Rent of 110l. for 14 Years having been to enable the Tenant to bring an additional Quantity of Lime, and to otherwise improve the Estate.

L O T II.

A COPYHOLD FARM.

Held of the Manor of Old Norton,

Situate at Bacon House, in the Parish of Cold Norton, Six Miles from Malden, Twelve from Chelmsford, and Eight from Rayleigh, in the County of Essex;

CONSISTING OF

Two Cottages, a Barn, and Twenty Acres of Arable and Pasture Land, be the same more or less, lying very compact;

On Lease to, and in the Possession of, Mr. GARDNER, Tenant for 1 Year, which expires at Michaelmas, 1799, at

THIRTY-FIVE POUNDS per Annum.

Quit Rent 7s. no Heriot.

TENANT PAYS THE LAND TAX, WHICH IS ABOUT 2*l.* 8*s.* PER ANNUM.

L O T III.

TWO INCLOSURES, one FREEHOLD and the other COPYHOLD,

Held of the Manor of Old Norton,

Situate at Stow Maries, on an Eminence, within Half a Mile of the preceding Lot;

CONTAINING

Ten Acres, be the same more or less, of Arable Land, Four Acres of which is Freehold, the Remainder Copyhold.

On Lease to, and in the Possession of Mr. JAMES HARVEY, Tenant from Year to Year, at

FIFTEEN POUNDS per Annum.

Quit Rent 3s.

TENANT PAYS THE LAND TAX, WHICH IS ABOUT 16*s.* PER ANNUM.

CONDITIONS OF SALE.

I. **T**HE highest Bidder to be the Purchaser; and if any Dispute arises between two or more Bidders the Lot to be put up again.

II. No Person to advance less than 5*l.* at each Bidding.

III. The Purchasers to pay down immediately a Deposit of 15*l.* per Cent. in Part of the Purchase Money, and sign an Agreement for Payment of the Remainder on or before the 31st of July, 1799, on having good Titles.

IV. The Purchaser of each Lot shall have a proper Conveyance, or Surrender, at his own Expence, on Payment of the Remainder of the Purchase-Money according to the Third Condition; and be entitled to the Rents and Profits from Midsummer, 1799, to which Time all Outgoings will be cleared.

V. There being a Duty on all Sales of Estates, of 6*d.* in the Pound, to be levied on the Buyers or Sellers, as may be thought most proper; the Lots comprised in this Particular are to be sold subject to the Seller paying One Moiety of the said Tax, and the Buyers the other, exclusive of the Sums the said Lots shall sell for.

Lastly, If the said Purchasers neglect or fail to comply with the above Conditions, the Deposit Money shall be forfeited, the Proprietor be at full Liberty to re-sell the same, and the Deficiency, if any there shall be by such second Sale, together with all Charges attending the same, shall be made good by the Defaulter at this present Sale.

PARTICULARS
OF
FREEHOLD & COPYHOLD ESTATES,
AT
COPTHALL GREEN,
BACON HOUSE, and STOW MARIES,
ESSEX.